



NOTICE OF PUBLIC HEARING

MEETING FORMAT

In response to the COVID-19 public health emergency, Oregon Governor Kate Brown issued Executive Order 20-16 (later enacted as part of HB 4212) directing government entities to utilize virtual meetings whenever possible and to take necessary measures to facilitate public participation in these virtual meetings. Since May 4, 2020, Deschutes County public hearings have been conducted primarily in a virtual format. Additionally, on August 13, 2021, the Public Health Division of the Oregon Health Authority adopted into Administrative Rule requirements that all persons 5 years of age or older must wear face coverings and/or masks in indoor spaces (OAR 333-019-1025).

The Deschutes County Hearings Officer will conduct the public hearing described below by video and telephone. If participation by video and telephone is not possible, in-person testimony is available. Options for participating in the public hearing are detailed in the Public Hearing Participation section.

PROJECT DESCRIPTION

- FILE NUMBERS:** 247-21-000637-TP and 247-21-000948-A
- OWNER:** Central Land and Cattle Company, LLC
- APPLICANT:** Central Land and Cattle Company, LLC
Kameron DeLashmutt
- PROPOSAL:** The applicant is seeking tentative plan approval for a portion of Phase A (A-2) of the Thornburgh Destination Resort. The tentative plan ("Tentative Plan") includes 108 single-family residential dwelling lots. The Tentative Plan proposes to plat the subdivision in four phases.
- LOCATION:** Tax Lot 7800, Assessor's Map 15-12-00
- HEARING DATE:** December 8, 2021
- HEARING START:** 6:00 pm

STAFF CONTACT: Angie Brewer, Senior Planner
Email: Angie.Brewer@Deschutes.org
Telephone: 541-385-1704

DOCUMENTS: Can be viewed and downloaded from:
www.buildingpermits.oregon.gov

STANDARDS AND APPLICABLE CRITERIA:

Final Master Plan (FMP) Approval, file no. M-07/MA-08-6
Title 17 of The Deschutes County Code, Subdivisions
Chapter 17.12, Administration and Enforcement
Chapter 17.16, Approval of Subdivision Tentative Plans.
Chapter 17.24, Final Plat.
Chapter 17.36, Design Standards.
Chapter 17.44, Park Development.
Chapter 17.48, Design and Construction Specifications.
Title 18 of the Deschutes County Code, the County Zoning Ordinance:
Chapter 18.04, Definitions
Chapter 18.113, Destination Resorts Zone
Title 22, Deschutes County Development Procedures Ordinance

PUBLIC HEARING PARTICIPATION

- If you wish to provide testimony during the public hearing, please contact the staff planner by 5 pm on December 7, 2021. Testimony can be provided as described below.
- Members of the public may listen, view, and/or participate in this hearing using Zoom. Using Zoom is free of charge. To login to the electronic meeting online using your computer, copy this link: <https://us02web.zoom.us/j/81170396115>
Using this option may require you to download the Zoom app to your device.
- Members of the public can access the meeting via telephone, dial 1-312-626-6799. When prompted, enter the following: Webinar ID: 811 7039 6115.
- Written comments can also be submitted to the record. Please see the Document Submission section below for details regarding written submittals.
- If participation during the hearing by video and telephone is not possible, the public can provide testimony in person at 6 pm in the Barnes and Sawyer Rooms of the Deschutes Services Center, 1300 NW Wall Street, Bend. Please be aware County staff will enforce the 6-foot social distancing standard in the hearing room. Additionally, all participants attending in person must wear a face covering at all times.

All documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost at the Deschutes County Community Development Department (CDD) at 117 NW Lafayette Avenue. Seven (7) days prior to the public hearing, a copy of the staff report will be available for inspection at no cost at CDD. Copies of all documents, evidence and the staff report can be purchased at CDD for (25) cents a page.

ALL INTERESTED PERSONS MAY APPEAR, BE HEARD, BE REPRESENTED BY COUNSEL, OR SEND WRITTEN SIGNED TESTIMONY. ANY PARTY TO THE APPLICATION IS ENTITLED TO A CONTINUANCE OF THE INITIAL EVIDENTIARY HEARING OR TO HAVE THE RECORD LEFT OPEN IN ACCORDANCE WITH SECTION 22.24.140 OF THE DESCHUTES COUNTY CODE.

Failure to raise an issue in person at a hearing or in writing precludes appeal by that person to the Land Use Board of Appeals (LUBA), and that failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to LUBA based on that issue.

Deschutes County encourages persons with disabilities to participate in all programs and activities. This event/location is accessible to people with disabilities. If you need accommodations to make participation possible, please contact the staff planner identified above.

DOCUMENT SUBMISSION

Any person may submit written comments on a proposed land use action. Documents may be submitted to our office in person, U.S. mail, or email.

In Person

We accept all printed documents.

U.S. Mail

Deschutes County Community Development
Planning Division, Angie Brewer
P.O. Box 6005
Bend, OR 97708-6005

Email

Email submittals should be directed to angie.brewer@descutes.org and must comply with the following guidelines:

- Submission is 20 pages or less
- Documents can be printed in black and white only
- Documents can be printed on 8.5" x 11" paper

Any email submittal which exceeds the guidelines provided above must be submitted as a paper copy.

Limitations

- Deschutes County does not take responsibility for retrieving information from a website link or a personal cloud storage service. It is the submitter's responsibility to provide the specific information they wish to enter into the record. We will print the email which includes the link(s), however, we will not retrieve any information on behalf of the submitter.
- Deschutes County makes an effort to scan all submittals as soon as possible. Recognizing staff availability and workload, there is often a delay between the submittal of a document to the record, and when it is scanned and uploaded to Accela Citizen Access (ACA) and Deschutes County Property Information (DIAL). For this reason, the official record is the file that resides in the Community Development office. The electronic record in ACA and DIAL is not a substitute for the official record.
- To ensure your submission is entered into the correct land use record, please specify the land use file number(s).
- For the open record period after a public hearing, electronic submittals are valid **if received by the County's server** by the deadline established for the land use action.
- IF YOU WISH TO BE NOTIFIED OF ANY DECISION RELATED TO THIS APPLICATION, YOU MUST PROVIDE A MAILING ADDRESS.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

This Notice was mailed pursuant to Deschutes County Code Chapters 22.20 and 22.24.

THORNBURGH RESORT PHASE A-2 TENTATIVE PLAN

DESCHUTES COUNTY, OREGON
LOCATED IN SECTIONS 29 AND 30
TOWNSHIP 15 SOUTH, RANGE 12 EAST
WILLAMETTE MERIDIAN

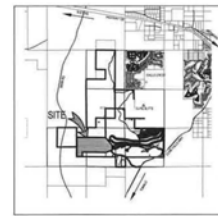
SHEET NUMBER	SHEET TITLE
TP1.1	COVER SHEET
TP1.2	TYPICAL SECTIONS
TP2.1	EXISTING CONDITIONS
TP2.2	ROCK OUTCROPPINGS
TP3.2	ROADS AND LOTS
TP3.3	ROADS AND LOTS
TP3.4	OPEN SPACE
TP3.5	PHASING PLAN
TP4.1	SEDIMENTATION & EROSION CONTROL PLAN
TP4.2	SEDIMENTATION & EROSION CONTROL PLAN
TP5.1	DRAINAGE PLAN
TP5.2	UTILITY PLAN

DEVELOPMENT DATA:

APPLICANT:	CENTRAL LAND AND CATTLE COMPANY, LLC 2447 NW CANYON REDMOND, OR 97756 541-350-8479	TOTAL NUMBER OF SINGLE FAMILY LOTS:	108
OWNER:	CENTRAL LAND AND CATTLE COMPANY, LLC 2447 NW CANYON REDMOND, OR 97756 541-350-8479	PREVIOUS OPEN SPACE (PHASE A-1):	341± ACRES
SURVEYOR/ENGINEER:	HWA, INC. 6205 O RILEY ROAD STE 100 BEND, OR 97703 PH 541-339-8381	PHASE A-2 GOLF OPEN SPACE:	98± ACRES
PROPERTY ADDRESS:	6753 CLINE FALLS HIGHWAY REDMOND, OR 97756	PHASE A-2 GOLF OPEN SPACE:	150± ACRES
ZONE:	EFU / DR	TOTAL OPEN SPACE:	500± ACRES
ADJOINING ZONES:	EFU / DR OPEN SPACE AND CONSERVATION	EXISTING LAND USE:	FARM / RESIDENTIAL
TAX LOT NUMBERS:	1512000007800 1512000007900	ADJOINING LAND USE:	FARM / US GOVERNMENT
PREVIOUS GROSS AREA (PHASE A-1):	517± ACRES	ACCESS:	CLINE FALLS HIGHWAY AND HIGHWAY 126
PHASE A-2 GROSS AREA:	235± ACRES	FIRE PROTECTION:	DESCHUTES COUNTY RURAL FIRE PROTECTION DISTRICT #1
TOTAL GROSS AREA:	752± ACRES	POWER:	CENTRAL ELECTRIC COOPERATIVE
		SEWAGE DISPOSAL:	ON-SITE TREATMENT FACILITY
		SOLID WASTE DISPOSAL:	HIGH COUNTRY DISPOSAL
		TELEPHONE:	CENTURY LINK
		WATER SUPPLY:	ON-SITE WELLS
		IRRIGATION:	ON-SITE WELLS

PERMANENT BENCH MARK USED

ID	DESCRIPTION	NORTHING	EASTING	ELEV.
#19	SET 10" HWA	455072.49	325089.05	3194.82
#20	SET 10" HWA	451306.11	325925.10	3189.51



VICINITY MAP SCALE: N.T.S.

SITE MAP SCALE: 1"=100'

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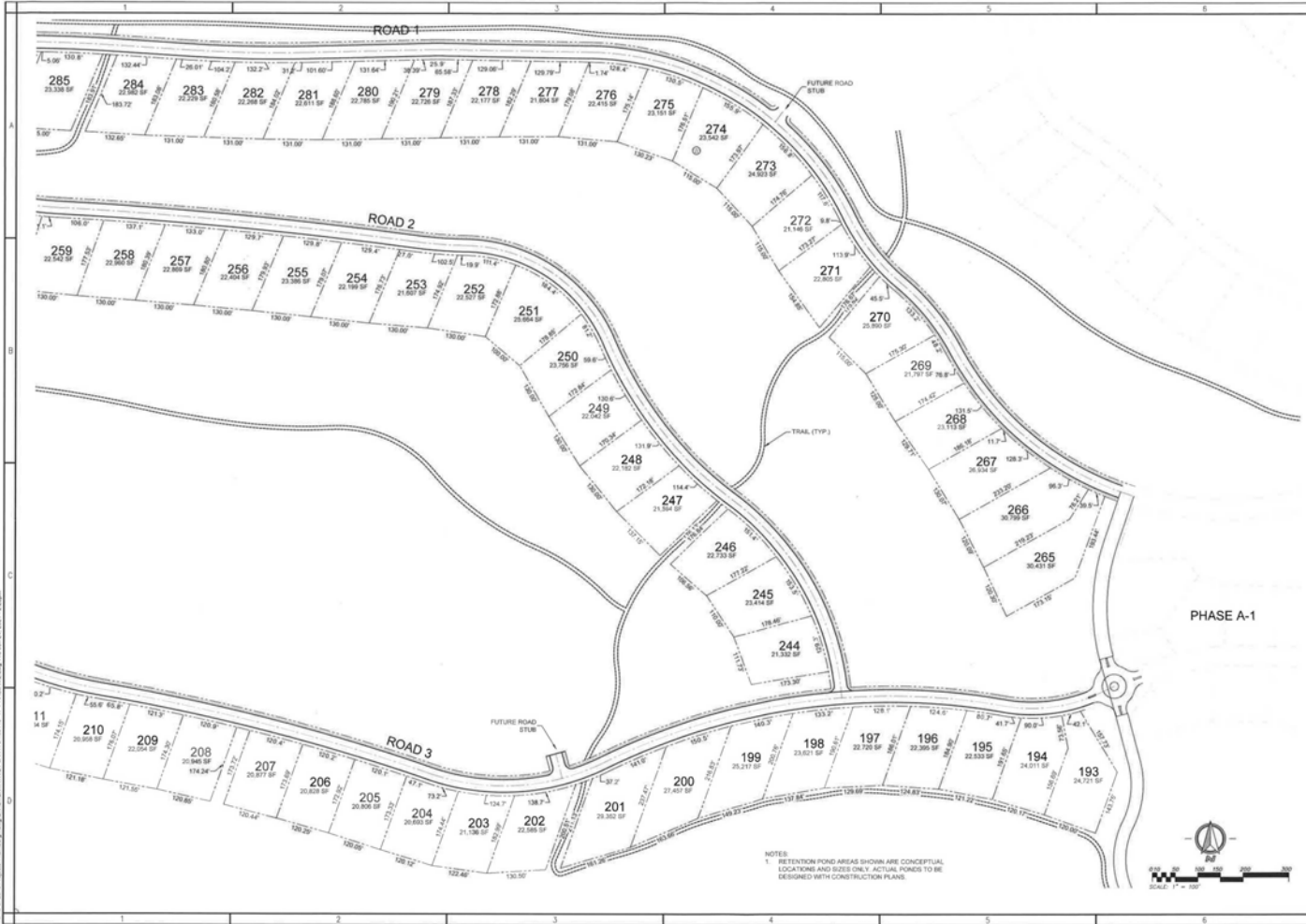
THORNBURGH RESORT
PHASE A-2
COVER PAGE

HWA
HWA, INC.
6205 O RILEY ROAD STE 100
BEND, OR 97703
PH 541-339-8381

6/24/21

TP1.1

180110



07/16/2021
 ALL RIGHTS RESERVED
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THORNBURGH RESORT
PHASE A-2
ROADS AND LOTS
 DECATUR COUNTY, OREGON

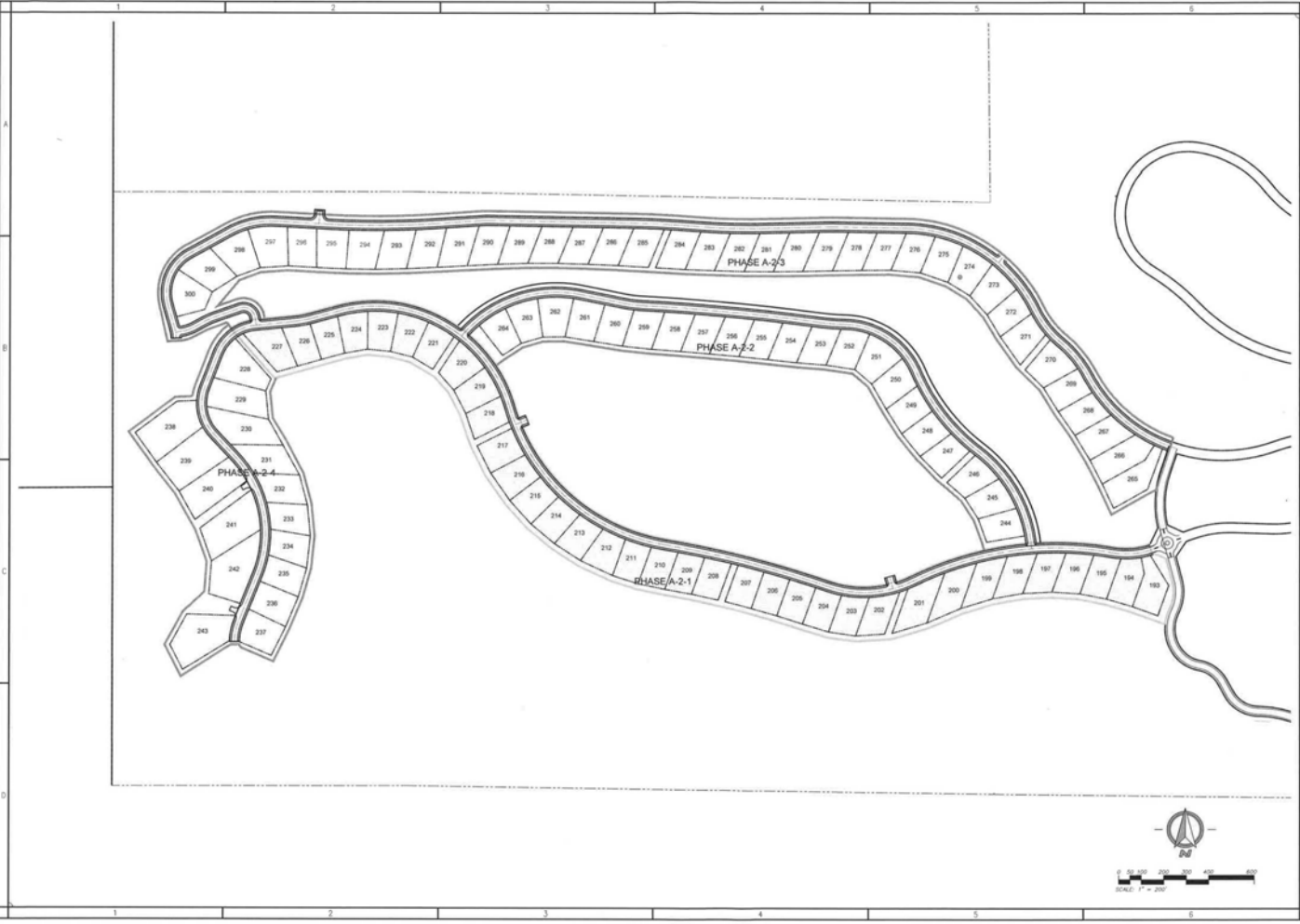
HWA
 HWA CONSULTANTS, INC.
 1000 NE 10TH AVE, SUITE 200
 ASTORIA, OREGON 97103
 TEL: 503-325-1111
 FAX: 503-325-1112
 WWW.HWA-OR.COM

DATE: 6/24/21	SCALE: AS SHOWN
TP3.3	

180110

NOTES:
 1. RETENTION POND AREAS SHOWN ARE CONCEPTUAL LOCATIONS AND SIZES ONLY. ACTUAL POND TO BE DESIGNED WITH CONSTRUCTION PLANS.

10/10/2013 10:15:21 AM



THORNBURGH RESORT PHASE A-2 PHASING PLAN DESONDREE COUNTY OREGON	
18010-10 PHASE A-2 6/24/21	
TP3.5	
180110	